

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Millbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	14	+ 55.6%	113	109	- 3.5%
Closed Sales	14	6	- 57.1%	114	103	- 9.6%
Median Sales Price*	\$440,000	\$405,000	- 8.0%	\$380,000	\$422,000	+ 11.1%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 34.4%	25	25	0.0%
Percent of Original List Price Received*	96.9%	102.7%	+ 6.0%	101.7%	102.8%	+ 1.1%
New Listings	8	16	+ 100.0%	135	133	- 1.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

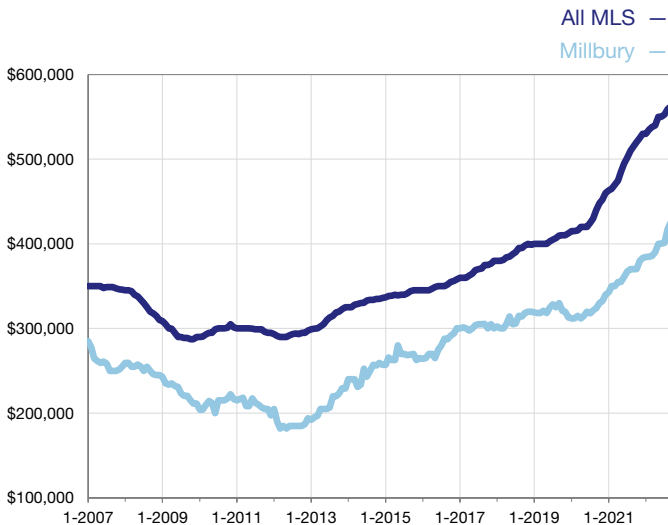
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	4	+ 33.3%	23	63	+ 173.9%
Closed Sales	3	4	+ 33.3%	21	50	+ 138.1%
Median Sales Price*	\$300,000	\$536,302	+ 78.8%	\$369,000	\$446,274	+ 20.9%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	6.3	1.1	- 82.5%	--	--	--
Cumulative Days on Market Until Sale	29	42	+ 44.8%	34	39	+ 14.7%
Percent of Original List Price Received*	103.1%	103.5%	+ 0.4%	102.8%	104.8%	+ 1.9%
New Listings	4	4	0.0%	35	58	+ 65.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

